

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 4021
Clubview Drive, Fort Wayne, Indiana 46804.
(P&A Realty)

WHEREAS, Common Council has previously designated and
declared by Declaratory Resolution the following described
property as an "Economic Revitalization Area" under Section
153.02 of the Municipal Code of the City of Fort Wayne, Indiana,
of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 4 full-time and 1 part-
time job for a total additional annual payroll of \$69,600, with
the average new annual job salary being \$13,920; and

WHEREAS, the total estimated project cost is \$195,000; and

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-12.1-
2.5 and I.C. 5-3-1 and a public hearing has been conducted on
said Resolution; and

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
The Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the
above described property as an "Economic Revitalization Area" is
confirmed in all respects.

1 **SECTION 2.** That, the hereinabove described property is
2 hereby declared an "Economic Revitalization Area" pursuant to
3 I.C. 6-1.1-12.1, said designation to begin on the effective date
4 of this Resolution and continue for a one (1) year period. Said
5 designation shall terminate at the end of that one (1) year
6 period.

7 **SECTION 3.** That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 apply to a deduction of the assessed value of real estate.

10 **SECTION 4.** That, the estimate of the number of individuals
11 that will be employed or whose employment will be retained and
12 the estimate of the annual salaries of those individuals and the
13 estimate of the value of redevelopment or rehabilitation all
14 contained in Petitioner's Statement of Benefits are reasonable
15 and are benefits that can be reasonably expected to result from
16 the proposed described redevelopment or rehabilitation.

17 **SECTION 5.** The current year approximate tax rates for
18 taxing units within the City would be:

19 (a) If the proposed development does not occur, the
20 approximate current year tax rates for this site would
21 be \$9.3184/\$100.

22 (b) If the proposed development does occur and no deduction
23 is granted, the approximate current year tax rate for
24 the site would be \$9.3184/\$100 (the change would be
25 negligible).

26 (c) If the proposed development occurs and a deduction
27 percentage of fifty percent (50%) is assumed, the
28 approximate current year tax rate for the site would be
29 \$9.3184/\$100 (the change would be negligible).

30 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby
31 determined that the deduction from the assessed value of the real
32 property shall be for a period of ten (10) years.

1 **SECTION 7.** The benefits described in the Petitioner's
2 Statement of Benefits can be reasonably expected to result from
3 the project and are sufficient to justify the applicable
4 deductions.

5 **SECTION 8.** For real property, a deduction application must
6 contain a performance report showing the extent to which there
7 has been compliance with the Statement of Benefits form approved
8 by the Fort Wayne Common Council at the time of filing. This
9 report must be submitted to the Allen County Auditor's Office and
10 the City of Fort Wayne's Department of Economic Development and
11 must be included in the deduction application. For subsequent
12 years, the performance report must be updated within sixty days
13 after the end of each year in which the deduction is applicable.

14 **SECTION 9.** The performance report must contain the
15 following information:

- 16 A. The cost and description of real property improvements.
- 17 B. The number of employees hired through the end of the
- 18 preceding calendar year as a result of the deduction.
- 19 C. The total salaries of the employees hired through the
- 20 end of the preceding calendar year as a result of the
- 21 deduction.
- 22 D. The total number of employees employed at the facility
- 23 receiving the deduction.
- 24 E. The total assessed value of the real property
- 25 deduction.
- 26 F. The tax savings resulting from the real property being
- 27 abated.
- 28
- 29
- 30
- 31
- 32

SECTION 10. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

[Signature]

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCauley
J. Timothy McCauley, City Attorney

Mail Tax Bills To:

Tax Key No. _____

PO Box 11529
Fort Wayne, IN 46859

CORPORATE DEED

THIS INDENTURE WITNESSETH, That Engle Ridge Corporation, an Indiana Corporation

_____ ("Grantor"), a corporation organized and
existing under the laws of the State of Indiana, CONVEYS AND WARRANTS

~~RELEASES AND CONVEYS~~ to P & A Realty

_____ of Allen County,

in the State of Indiana, in consideration of One Dollar (\$1.00)

and other good and valuable considerations the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Number F in the Secondary Plat of Engle Ridge North,
an addition to the City of Fort Wayne according to the plat
thereof recorded in Cabinet Record B, page 91, in the Office
of the Recorder of Allen County, Indiana.

Subject to all restrictions, limitations and easements of
record.

Grantee assumes and agrees to pay the real estate taxes for
Spring 1994 due and payable in the Spring 1995; and all real
estate taxes and assessments thereafter.

Grantor warrants and states that there are no Indiana Gross
Income Taxes due or payable as a result of this conveyance.

The undersigned person(s) executing this deed represent(s) and certify(ies) on behalf of the Grantor, that (each of
the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of
the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and,
where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the
real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this _____
day of October, 19 94 Engle Ridge Corporation
(NAME OF CORPORATION)

By Edward J. Moppert
Edward J. Moppert, Secretary

By Nicholas V. Litchin
Nicholas V. Litchin, President

(PRINTED NAME AND OFFICE)

(PRINTED NAME AND OFFICE)

STATE OF INDIANA
COUNTY OF Allen

SS:

Before me, a Notary Public in and for said County and State, personally appeared Nicholas V.

Litchin and Edward J. Moppert the President

and Secretary, respectively of Engle Ridge Corporation,
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn,
stated that the representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of October, 19 94

My Commission Expires: _____ Signature [Signature]

Resident of Allen County Printed _____, Notary Public

This instrument prepared by R. John Wray, Attorney at Law.

Mail to:

Read the first time in full and on motion by Reich,
nd duly adopted, read the second time by title and referred to the
ommittee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
he Common Council Council Conference Room 128, City-County Building, Fort
ayne,, Indiana, on Tuesday, the 13th day of
December, 1994, at 5:30 o'clock
P.M., E.S.T.

DATED: 11-22-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Reich,
nd duly adopted, placed on its passage. PASSED ~~LOST~~
y the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>	<u>2</u>		<u>2</u>
RADBURY		<u>✓</u>		
DMONDS				<u>✓</u>
iaQUINTA	<u>✓</u>			
ENRY				<u>✓</u>
ONG	<u>✓</u>			
UNSEY	<u>✓</u>			
AVINE		<u>✓</u>		
CHMIDT	<u>✓</u>			
ALARICO	<u>✓</u>			

DATED: 12-13-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
ndiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-76-94
n the 13th day of December, 1994

ATTEST: (SEAL)
Sandra E. Kennedy Rebecca Perrie
ANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
he 14th day of December, 1994,
t the hour of 10:30 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of December,
994, at the hour of 5:00 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE _____ Confirming Resolution Q-94-11-23

DEPARTMENT REQUESTING ORDINANCE _____ Department of Economic Development

SYNOPSIS OF ORDINANCE P & A Realty is requesting a tax abatement to
allow them to construct a 6,100 sq. ft. office and distribution
center.

EFFECT OF PASSAGE _____ Will allow for the creation of 4 full-time and 1
part-time position.

EFFECT OF NON-PASSAGE _____ Project will not take place resulting in jobs
not being created in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____ Donald J. Schmidt

BILL NO. R-94-11-23

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming resolution
designating an "Economic Revitlization Area" under I.C. 6-1.1-12.1 for
property commonly known as 4021 Clubview Drive, Fort Wayne, Indiana 46804
(P&A Realty)

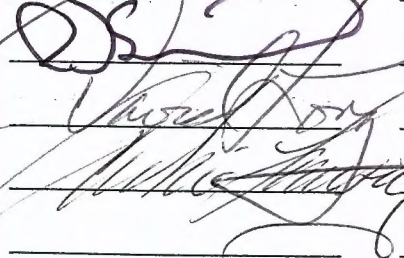
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 12-13-94

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

November 23, 1994

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of November 26, 1994,
in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-94-11-20 & R-94-11-21
Revitalization Area
Bill No. R-94-11-22 & R-94-11-23
Revitalization Area
Bill No. R-94-11-24 & R-94-11-25
Revitalization Area

Please send us 3 copies of each bill of the Publisher's Affidavit
from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-94-11-22 AND R-94-11-23)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-22-94,
DATE
DESIGNATING PROPERTY AT 4021 Clubview Drive, Fort Wayne, Indiana
(P&G Realty)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, December 13, 1994, at 5:30 o'clock
DATE, TIME & PLACE
P.M., Common Council Conference Room 128, 1st Floor, City-County Building,
One Main Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL

(Governmental Unit)

ALLEN

County, Indiana

To:

The Journal-Gazette

P.O. Box 100

Fort Wayne, IN

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

38

 lines,

1

 columns wide equals

38

 equivalent lines
at

.33

 cents per line

\$ 12.54

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 13.54

DATA FOR COMPUTING COST

Width of single column

12.5

 ems

Number of insertions

1

Size of type

6

 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date:

NOV 26

, 19

94

Title:

Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned

JULIE L ROHYANS

 who, being duly sworn, says that he/she is

Clerk

 of the

The Journal-Gazette

 newspaper of general circulation printed and published in the English language in the (city) (town) of

Fort Wayne, IN

 in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for

1

 time

11-26-94

, the dates of publication being as follows:

Subscribed and sworn to before me this

26th

 day of

NOV

, 19

94

.

MARY L ADKISON

Notary Public

MARY L ADKISON

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

MY COMMISSION EXP JUNE 14, 1997

My commission expires:

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTION NO. R-94-11-22 and R-94-11-23)
NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-22-94, DESIGNATING PROPERTY AT 4021 CLUBVIEW DRIVE, FORT WAYNE, IN (P & G REALTY) AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE. COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON TUESDAY, DECEMBER 13, 1994, AT 5:30 O'CLOCK P.M., COMMON COUNCIL CONFERENCE ROOM 128, 1ST FLOOR, CITY-COUNTY BUILDING, ONE MAIN STREET, FORT WAYNE, IN. IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.
ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING. "REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219) 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.
SANDRA E. KENNEDY
CITY CLERK
#745363

FW COMMON COUNCIL
(Governmental Unit)

ALLEN County, Indiana

To: The News-Sentinel
P.O. Box 100
Fort Wayne, IN

Dr.

PUBLISHER'S CLAIM

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-- number of equivalent lines

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Total number of lines in notice

COMPUTATION OF CHARGES

38 lines, 1 columns wide equals 38 equivalent lines
at .33 cents per line

\$ 12.54

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 13.54

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: NOV 26, 19 94

Title: Julie Rohyans Clerk

PUBLISHER'S AFFIDAVIT

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTION NO. R-94-11-22 and R-94-11-23)
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SANDRA E. KENNEDY
CITY CLERK
#745363

State of Indiana)
) ss:
Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L ROHYANS who, being duly sworn, says that he/ she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:
11-26-94

Subscribed and sworn to before me this 26th day of NOV, 19 94

My commission expires:

MARY L ADKISON
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP. JUNE 14, 1997